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## The city of Thornton is moving into the second phase of the Development Code Update

The Development Code establishes the rules that any new development and redevelopment must follow. Thornton's Development Code has not been comprehensively updated since 1992 and as a result, many regulations are outdated or difficult to administer. Additionally, many changes in the community have occurred in the past three decades, making it necessary to change the Code as well. The updated Development Code will incorporate best practices, improve user-friendliness and be aligned with Thornton's 2020 Comprehensive Plan.

### Project Phase 1 - Completed

The last six months have been the project's main public engagement phase. This included a public open house, community online survey, social media pushes, discussions with city departments, and key community stakeholder and developer interviews. Meetings also took place with the City's land use decision-makers, Thornton City Council and the former Development Permits and Appeals Board (DPAB) (Note: DPAB dissolved in 2024).

Several key themes emerged from the public feedback received to date, which includes a need to streamline the development review and approval process, limit less-desirable uses, enhance design standards, and to increase the sustainability of the city. These topics along with recommendations for how the Thornton's zoning districts and map should be updated to align with the Thornton Comprehensive Plan, and how the new Development Code should be organized and structured are addressed in the **Preliminary Recommendations Report**. This report is meant to act as a roadmap to guide the draft code chapters that will be developed iteratively during the second project phase. The Preliminary Recommendations Report and summaries of past public engagements can be viewed at [goCOT.net/developmentcode](https://goCOT.net/developmentcode).

### Project Phase 2 - Upcoming

The second phase of the Development Code Update project will involve drafting, reviewing, and refining code chapters with city staff, City Council, the Planning Commission, and the public. This phase is broken down into three steps to ensure sufficient time to reach consensus on code changes before the new code is finalized and brought through the adoption process during the third and final stage of the project.

The first step of Phase 2, beginning in February 2024, will involve drafting initial ordinance language on **zoning districts and allowed land uses**. Check out the project website to learn more and stay involved in the Development Code Update process at [goCOT.net/developmentcode](https://goCOT.net/developmentcode).